



MINOR SUBDIVISION:

PB # 6-07 Joseph and Renee Irwin

222 E. Ridgewood Avenue

Block 939 Lot(s) 22.06

2 lot Minor Subdivision

RC (Residential Compatible Zoning District)

Start Tape # 1 count 258. End Tape # 1 count 384. 7:42pm – 7:46pm

The applicant is requesting a minor subdivision approval to create one new building lot. The property is located on Ridgewood Avenue and contains an existing dwelling unit. One existing dwelling will remain and one new dwelling is proposed. The existing parcel is 2.37 acres. The property is subject to an existing (225'x265. 4') drainage easement and is subject to Galloway Resolution No. 346-2006 requiring the applicant to obtain minor subdivision approval as a condition of authorizing a private sale of the drainage easement. Recreation Fee: \$5,000. Pedestrian Path Contribution: \$500, no curbing.

Keith Davis represents the applicant

Start Tape # 1 count 291. End Tape # 1 count 356.

Vince Polistina, Engineer the storm water management system now will be underground. Water will still collect at the low point on Second Avenue then the storm water system will be underground. The lots will have sidewalks from the existing driveway along the entire property frontage onto Ridgewood Avenue.

No Public Comments

Professional Comments

Start Tape # 1 count 357. End Tape # 1 count 360.

Cormac Morrissey comments that the applicant has agreed to comply with all the comments contained in the April 19, 2007 report.

Start Tape # 1 count 360. End Tape # 1 count 366.

Tiffany Cuvillo comments that the applicant has agreed to comply with all the comments contained in the report dated April 18, 2007.

Motion to accept the # 6-07 Irwin. 2 lot Minor Subdivision was made by Bassford and 2nd by Meadows

Those voting in favor: Bassford Bruno, Dase, Garbutt, Jones, Lucarelli, Mannis, Meadows, and Sooy

SITE PLAN:

PB #7-07 Tilton Road Office Building

Tilton Rd

Block 452.07 L. 4.19

IRD (Planned Industrial Residential development Zoning District)

Preliminary and Final Site Plan

Start Tape # 1 count 394. End Tape # 1 count 1591. 7:46pm – 8:30pm

The applicant is seeking preliminary and final site plan approvals to construct two two-story office buildings totaling 15,000 sq ft on Tilton Rd. The existing parcel is 2.88 acres. The application is for office use not retail use.

Fred Scerni represents the applicant

Start Tape # 1 count 472. End Tape # 1 count 624.

Steve Owens, Applicant Planner states that there will be two separate office buildings totaling 15, 000sq ft. fronting Tilton Road. The building will be residential in character to fit in with the surround neighborhood and adjacent to the golf course. The back of the building will have an overview of the golf course.

Start Tape # 1 count 626. End Tape # 1 count 787.

Ron Curcio, Engineer comments that the site will have the required seventy-five (75) parking spaces of which 32 will be 10' wide and the remaining spaces will remain at 9'x18'. The water pressure will increase when the water tower is constructed but in the meantime the pipes will be increased so that the water pressure will be the same as the pressure that the area is currently experiencing. Have agreed to comply with the comments of Dixon's report. A large pond on the golf course will gather the runoff easement documentation will be provided and recorded.

Start Tape # 1 count 803. End Tape # 1 count 874.

Harry Harper, Architect building has a residential character. As of yet there are no tenants so the building is designed with just open space. Back of the building faces the golf

course will have windows so that the building will have full view. Clapboard with jersey fieldstone.

Start Tape # 1 count 1343. End Tape # 1 count 1365.

Dan Galletta comments that there will be one identification sign at the drive entrance with landscaping at the base. Illumination on the sign and the building will be internal lights on the building and minimum lighting in the parking area. The lights will have shields.

Professional Comments

Start Tape # 1 count 877. End Tape # 1 count 910.

Cormac Morrissey comments that the applicant has agreed to comply with all the comments contained in the April 19, 2007 report. No sidewalks along Tilton Road for safety reasons. The neighbor residents can access the site though the stabilized emergency access road.

Start Tape # 1 count 912. End Tape # 1 count 998.

Tiffany Cuvillo, Planner comments that the applicant has agreed to comply with all the comments contained in the April 18, 2007 report. Questioned the original approval was for retail and/or professional office. The application is for professional office only. Replace the gate of the fence instead of the proposed chain link fence. Requested additional landscaping along the border to add more of a buffer to the area of lots 8.01 and 8.02. Requested outside seating area and landscaping at the base of the sign.

Public Comments

Start Tape # 1 count 1380. End Tape # 1 count 1502.

Lawrence O'Leary, BHP resident is requesting a privacy fence. The planner has suggested evergreens along the existing buffer. However a 1-year review if the evergreens are not sufficient then the planner and the applicant will meet and discuss additional buffering which may include a fence and/or additional landscaping. One year from the issuance of the Certificate of Occupancy. First the Planner will address and if need be then the DRC. Will not have to go to the full board.

Council Closing

Start Tape # 1 count 1507. End Tape # 1 count 1546.

Mike summarizes the application.

Motion to accept #7-07 Tilton Rd Office Building. Preliminary and Final Site Plan was made by Bassford and 2nd by Meadows

Those voting in favor: Bassford, Bruno, Dase, Garbutt, Jones, Lucarelli, Mannis, Meadows, and Sooy

Board Discussion

Start Tape # 1 count 1596 End Tape # 1 count 2932 .

Tiffany discusses the amendment to the fair share plan and housing element to address the Round III obligations.

No Public Comments

Motion to adopt the master plan housing element was made by Bruno and 2nd by Jones
Those voting in favor: Bassford, Bruno, Dase, Garbutt, Germano, Jones, Lucarelli, Mannis, Meadows, Sperling and Sooy

It will be sent to the governing body for endorsement on May 10, 2007 and to request certification from the Council of Affordable Housing for the May 15 deadline.

Meeting adjourned 8:50 pm

Minutes Submitted by Pamela Alleyne, Board Administrator